

Property Location: 15 BALDWIN ST

Vision ID: 1923

Account #1959

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:400

Print Date: 11/25/2015 12:46

CURRENT OWNER

KCK HOLDING LLC

15 BALDWIN ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_379987_2849983

Received
Prior ID
Owner Occ
Final Area
Current Ac.
ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

INDUSTR.

400

143,400

143,400

IND LAND

400

60,600

60,600

INDUSTR.

400

8,400

8,400

Total

212,400

212,400

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

KCK HOLDING LLC

16066/ 496

07/20/2006

U

I

350,000

B

COTE SYLVIO A + JUDITH,

07203/ 0483

06/27/1989

U

I

1

A

VEDOVELLI

06455/ 0134

04/17/1987

U

I

1

A

VEDOVELLI

04425/ 0142

05/23/1977

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

400

143,400

2014

B

153,800

2013

B

153,800

2015

400

60,600

2014

L

65,600

2013

L

65,600

2015

400

8,400

2014

O

7,500

2013

O

7,500

Total:

212,400

Total:

226,900

Total:

226,900

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

400

IA

NOTES

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

143,400

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

8,400

Appraised Land Value (Bldg)

60,600

Special Land Value

0

Total Appraised Parcel Value

212,400

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

212,400

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

224

09/24/1998

9

ALTERATION

10,300

0

DOG GROOMING BUSI

139

07/01/1991

MN

Manual Note

12,000

0

ALTERATION

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/24/2004

303

2

MEASURED

05/24/1999

105

15

PERMIT VISIT

07/17/1992

107

3

MEAS+INSPCTD

04/10/1981

500

3

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

S Adj Fact

Adj. Unit Price

Land Value

1

400

FACTORY

IND

15,820

SF

5.47

0.7000

B

1.0000

1.00

IA

1.00

1.00

3.83

60,600

Total Card Land Units:

0.36

AC

Parcel Total Land Area:

0.36 AC

Total Land Value:

60,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description		
Style	33		INDUST-LT						
Model	96		INDUSTRIAL						
Grade	C		AVERAGE						
Stories	1.00		1 STORY						
Occupancy	1			MIXED USE					
Exterior Wall 1	8		BRICK VENR	Code	Description		Percentage		
Exterior Wall 2	21		CONC BLOCK	400	FACTORY		100		
Roof Structure	4		FLAT						
Roof Cover	4		TAR+GRAVEL						
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION					
Interior Wall 2	1		DRYWALL	Adj. Base Rate:			42.46		
Interior Floor 1	12		CONCRETE	Replace Cost			210,917		
Interior Floor 2	4		CARPET	AYB			1960		
Heating Fuel	2		GAS	EYB			1982		
Heating Type	1		FORCED H/A	Dep Code			AG		
AC Percent	100			Remodel Rating					
FBM Sqft				Year Remodeled					
Bldg Use	400		FACTORY	Dep %			32		
Total Rooms	0			Functional Obslnc					
Bedrooms	0			External Obslnc					
Full Baths	0			Cost Trend Factor			1		
Half Baths	2			Condition					
Extra Fixtures	0			% Complete					
#Heat Sys	1			Overall % Cond			68		
Frame	2		STEEL	Apprais Val			143,400		
Bath Style	A		AVERAGE	Dep % Ovr			0		
Foundation	6		SLAB	Dep Ovr Comment					
Partitions	T		TYPICAL	Misc Imp Ovr			0		
Wall Height	12			Misc Imp Ovr Comment					
FBM Quality				Cost to Cure Ovr			0		
				Cost to Cure Ovr Comment					

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
85	PAVING			L	7,992	1.61	1960	A		AV	60	7,700
87	FENCE-4			L	64	6.90	1990	A		AV	60	300
88	FENCE-6			L	72	9.78	1980	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	4,968	4,968		42.46	210,917	
Ttl. Gross Liv/Lease Area:		4,968	4,968	4,968		210,917	

FFL	138	
36		36
	138	

